

APRIL 2021

Monthly Meeting

4/8/21

Pending Approval at May 13, 2021 Meeting

The meeting was called to order by Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Mark Evans, Marlene Elliott, Larry Loucka, CJ Stidham & Andrew Meadors.

Jonathan Kincaid, Rick Humerickhouse & Matthew Benningfield were absent.

There were (6) Association Members in attendance and (4) Association Members in attendance via ZOOM.

MEMBER'S FORUM

N/A.

TOWN COUNCIL UPDATE

Town Council will be meeting on Monday, April 12. Don will give an update at the May Monthly Meeting

READING OF MINUTES

Marlene Elliott made a motion to approve the March Monthly Meeting Minutes

The motion was seconded by Mark Evans

Vote in Favor 5 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for month ending March2021:

Current YTD Income:	\$ 793,610
YTD Expenses:	\$ 164,921
Current Net Income:	\$ 628,689
Monies on Hand:	\$ 573,766.84
Dock Account:	\$ 29,634.97
Storage Account:	\$ 21,560.52
Capital Improvement:	\$ 45,073.80

Investment Update:

March Reserves \$565,006.06

February Reserves \$552,143.71

The Reserve account saw an increase of \$ 12,862.35 from February to March 2021.

Marlene Elliott made a motion to accept the March Treasurer's Report

Andrew Meadors seconded the motion

Vote in Favor 5 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for March 2021.

Prior year assessments collected for the month of March 2021: \$4,042.86

Total Collected for 2021 - \$ 12,837.61

Budgeted Assumption for 2021 - \$ 7,854.00

MANAGER'S REPORT

- Real Estate Report – March: 7 homes sold (3 were new construction), 12 vacant lots, 2 half lots and 1 renter changed hands
- There are approximately 5 homes for sale in CLV
- There are 23 open construction permits
- Kevin Laswell will start clearing the new designated storage area
- Lake stocking is complete for 2021
- Access gate started at Maintenance/Storage area
- Limb collection campaign continues through the month of April
- Frisbee golf equipment has arrived – will begin installation in next few weeks
- Brian Pund is updating camera system

ACTION ITEMS

Member Rules & Regs Violation - Adam & Krista Hoffman (Lot 12-066) – Gravel covered culvert indirect violation of Rules & Regs. It was agreed to send the member a violation letter to get the culvert in compliance within 60 days to avoid being fined.

OLD BUSINESS

Certificate Sale – All Spencer County tax delinquent properties are up for sale starting 9 AM on April 26 and ending at Noon on April 27. This is an online auction. Minimum bid is \$100. Visit www.zeusauction.com to view properties.

NEW BUSINESS

Board members – Absenteeism – Don talked about the recent absence of board members at monthly meetings. He requested that any board member that misses 4 meetings will be asked to leave –making it retroactive as of January 2021.

Mark Evans made a motion to ask a board member to leave the board if he or she misses 4 meetings within the timeframe of 12 consecutive monthly meetings

Larry Loucka seconded the motion

All in Favor 5 to 0

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** –Rick Humerickhouse – absent – no report
- **Nominating**– CJ Stidham – reported 5 members have applied
- **Additions & Revisions** – Rick Humerickhouse – absent - no report

- **Events** – Lisa Gengelbach – via Zoom - no report

Larry Loucka made a motion to adjourn

Mark Evans seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:29 PM

Respectfully submitted

Julie Benningfield

Assistant Property Manager

Christmas Lake Properties